

WARREN PLANNING BOARD  
MINUTES OF SEPTEMBER 28, 2011

Present: Mr. Peter Krawczyk, Mr. David Messier, Mrs. Melissa Sepanek and Mr. William Scanlan

Absent: Mr. Bill Ramsey and Mrs. Susan Libby

Attendees: Mr. Steven Berry and Mr. Don Nickerson

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Opened the Meeting at 6:00 PM

Mr. Krawczyk chaired the meeting this evening in Mr. Ramsey's absence.

**Comments and Concerns:** Mr. Messier expressed concern over the uncertainty of the tax status for the proposed solar farm. At this point, the Board of Selectmen are responsible for protecting the town's interest.

**6:15 PM: Don Nickerson:** Mr. Nickerson addressed the Board this evening over the lack of Verizon cell service. Both he and Mrs. Acerra have contacted parties at Verizon, however Warren is not in their current timeline or budget. Mr. Nickerson did request that the members of the Planning Board attend the Board of Selectmen's meeting on October 18<sup>th</sup>. Representatives from Verizon will be in attendance and Mr. Nickerson would like the Board's support in possibly persuading Verizon to look at Warren again.

**Dale Tabor:** As a follow up to our request, the Tree Warden and Highway have provided their written opinion regarding the tree(s) at 612 Southbridge Road. A Public Hearing on the matter has been set by the Tree Warden for October 26, 2011 at 7:00 PM.

**Major Development By-Law** – Mr. Scanlan provided a current draft of a Major Development By-law. All recommendations are in line with CMRPC's and Master Plan recommendations.

Motion to approve the Minutes of September 7, 2011 as written made by Mr. Messier; second: Mrs. Sepanek – unanimous.

Motion to sign payroll for Rebecca Acerra in the amount of \$124.83, \$138.70 and \$149.10 made by Mrs. Sepanek; second: Mr. Messier – unanimous.

Motion to sign the invoice for Wm. Scanlan in the amount of \$1,300.00 made by Mrs. Sepanek; second: Mr. Messier – unanimous.

**Special Town Meeting:** A STM has been set for November 10, 2011 at 7:00 PM. An article to clarify the Class III Licensing issue is anticipated to be on the warrant.

**James Fountain/Fountain & Sons Fuel Co.** – A Public Hearing has been set for Mr. Fountain for his application for his Special Permit Application and Site Plan Review for October 26, 2011 at 6:30 PM.

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Mr. Scanlan has requested to review the application at our next meeting on 10/12/11 in order to see if Peer Review is necessary.

Motion to Adjourn made by Mr. Messier; second: Mrs. Sepanek – unanimous at 8:45 PM.

Respectfully submitted,

Rebecca Acerra  
Secretary

Date Approved \_\_\_\_\_